

# 06-21-90 THURSDAY, JUNE 21, 1990

## STATEMENT OF PROCEEDINGS

FOR THE MEETING OF THE BOARD OF SUPERVISORS

OF THE COUNTY OF LOS ANGELES

HELD IN ROOM 381B OF THE HALL OF ADMINISTRATION

500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

9:30 O'CLOCK A.M.

**Present:** Supervisors Edmund D. Edelman, Deane Dana,  
Michael D. Antonovich, and Peter F. Schabarum, Chairman

**Absent:** Supervisor Kenneth Hahn

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## 06-21-90.1 HEARINGS

4-VOTE

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### 06-21-90.1.1 11 1.

Sale of County-owned excess property to the City of Pico Rivera (1), in amount of \$231,000. FIND THAT THE COUNTY HAS NO PRESENT OR FUTURE USE FOR SUBJECT PARCEL AND THAT IT IS NOT REQUIRED FOR PARK AND RECREATIONAL PURPOSES; APPROVE SALE; INSTRUCT CHAIRMAN TO EXECUTE THE QUITCLAIM DEED UPON DEPOSIT OF \$231,000.00 BY THE CITY OF PICO RIVERA; INSTRUCT THE

DIRECTOR OF INTERNAL SERVICES TO DEPOSIT THE COUNTY'S NET PROCEEDS IN THE PARK FUND

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**06-21-90.1.2 2 2.**

Hearing on Resolution of Condemnation to acquire certain property for the construction of New York Drain, vicinity of Pasadena (5): CONTINUE TO JULY 12, 1990 AT 9:30 O'CLOCK A.M.

4-VOTE

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**06-21-90.1.3 12 3.**

Hearing on proposed revision of sewer charges for the Accumulative Capital Outlay Fund in the Consolidated Sewer Maintenance District, for Lake Hughes, Lechuza and Trancas Tax Zones within the Consolidated Sewer Maintenance District and for the Marina Sewer Maintenance District. FIND THAT THE MODIFICATIONS TO THE SEWER CHARGE ORDINANCE ARE FOR THE PURPOSE OF: (1) MEETING OPERATING EXPENSES, INCLUDING EMPLOYEE WAGE RATES AND FRINGE BENEFITS; (2) PURCHASING AND LEASING SUPPLIES EQUIPMENT AND MATERIALS; (3) MEETING FINANCIAL RESERVE NEEDS AND REQUIREMENTS; AND (4) THAT THE MODIFICATIONS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 21080(b)8 OF THE PUBLIC RESOURCES CODE. APPROVE PROPOSED CHARGES AND ADOPT ORDINANCE NOS. 90-0076, 90-0077 AND 90-0078

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**06-21-90.1.4 13 4.**

Hearing on repeal of Urgency Ordinance No. 89-0142U, as extended by Ordinance No. 90-0006U, that temporarily prohibits the unconditional use of property in the Walnut Zoned District No. 52 (1). ADOPT ORDINANCE NO. 90-0079U

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**06-21-90.1.5 14 5.**

Hearing on extension of Urgency Ordinance No. 90-0028U, which temporarily prohibits the unconditional use of and the unconditional removal of

existing structures on property within Old Town Calabasas, Malibu Zoned District (5). CONTINUE TO JUNE 26, 1990 AT 10:30 O'CLOCK A.M. FOR AGREEMENT BETWEEN PARTIES ON A FINAL DATE FOR SETTling THIS MATTER; ALSO INSTRUCT COUNTY COUNSEL TO REVIEW DEVELOPER'S AGREEMENT

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**06-21-90.1.6 15 6.**

Hearing on the lease and development of the Golden State Business Park at the Pitchess Honor Rancho (5). (Relates to Agenda No. 7) DECLARE INTENT TO ADOPT ORDINANCE FINDING THAT ECONOMIC BENEFITS OF LEASEHOLD DEVELOPMENT OUTWEIGH THOSE ACHIEVABLE FROM SALE OF THE PROPERTY AND THAT THERE IS A REASONABLE EXPECTATION OF FUTURE PUBLIC USE THAT JUSTIFIES RETENTION OF FEE OWNERSHIP; APPROVE THE GROUND LEASE WITH CASTAIC ASSOCIATES; INSTRUCT CHAIRMAN TO SIGN THE GROUND LEASE UPON EFFECTIVE DATE OF THE ORDINANCE. INSTRUCT EXECUTIVE OFFICER TO PLACE ORDINANCE ON AGENDA FOR ADOPTION WITH RELATED ZONE CHANGE ORDINANCE, WHEN AVAILABLE

3-VOTE

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**06-21-90.1.7 16 7.**

Hearing on Zone Change Case No. 88-073-(5), from A-2-2 and A-2-5 to MPD, to allow development of approximately 3,000,000 square feet of industrial floor space and incidental commercial uses within the proposed MPD located adjacent to the easterly side of the Golden State Freeway (I-5) extending approximately 2.1 miles south from Tapia Canyon Road to a point approximately 0.3 of a mile south of Backer Road, Castaic Canyon Zoned District, petitioned by Castaic Associates. APPROVE AND CERTIFY THAT FINAL ENVIRONMENTAL IMPACT REPORT COMPLIES WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT AND WITH STATE AND COUNTY GUIDELINES; FIND THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH THE GENERAL PLAN; ADOPT CHANGE OF ZONE RECOMMENDATIONS OF REGIONAL PLANNING COMMISSION AND INSTRUCT COUNTY COUNSEL TO PREPARE ORDINANCE (Relates to Agenda No. 6)

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**06-21-90.1.8 26 8.**

Auction sale of County-owned excess property located at 12735 Hawthorne Blvd. and at 4419 129th St., Hawthorne (2), at a total minimum bid of \$2,100,000. REFER BACK TO DIRECTOR OF INTERNAL SERVICES

**06-21-90.1.9 27 9.**

Hearing on Department of Health Services' billing rates for Fiscal Year 1990-91. APPROVE RECOMMENDED BILLING RATES FOR FISCAL YEAR 1990-91, TO BE EFFECTIVE JULY 1, 1990

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**06-21-90.1.10 10 10.**

Hearing on proposed increases for Public Health License and County Health Services Fees: CONTINUE TO TUESDAY, JUNE 26, 1990 AT 9:30 O'CLOCK A.M.

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**06-21-90.1.11 28 11.**

Hearing on proposed rate increases for Refuse Disposal at Calabasas Landfill for Fiscal Year 1990-91. APPROVE REFUSE RATE INCREASES FOR FISCAL YEAR 1990-91 FOR REFUSE DISPOSAL AT LANDFILL

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**06-21-90.1.12 29 12.**

Hearing on the levying of a benefit assessment for flood control purposes for Fiscal Year 1990-91. APPROVE PROPOSED BENEFIT ASSESSMENT FOR 1990-91 AND ADOPT ORDINANCE NO. 90-0083

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**06-21-90.1.13 21 13.**

Hearing on formation of the new Lake Los Angeles LLA District No. 45 (5), and levying of annual assessments for Fiscal Year 1990-91, to provide landscape maintenance services for commercial parcel owners. ADOPT RESOLUTION ORDERING FORMATION OF A NEW LANDSCAPE MAINTENANCE DISTRICT AND MAINTENANCE AND OPERATION WORK AND CONFIRMING A DIAGRAM AND ASSESSMENT

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**06-21-90.1.14 3 14.**

Hearing on proposed Developer Fee for the benefit of the Consolidated Fire Protection District and on designation of the Antelope Valley, Malibu/Santa Monica Mountains and the Santa Clarita Valley as areas of benefit: CONTINUE TO JULY 12, 1990 AT 9:30 O'CLOCK A.M.

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**06-21-90.1.15 30 15.**

Hearing on proposed fee increase for preparation of findings of facts, relating to cases before the Assessment Appeals Board from \$144 to \$181 per parcel or contiguous parcels. APPROVE PROPOSED FEE INCREASE AND ADOPT ORDINANCE NO. 90-0084

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**06-21-90.1.16 31 16.**

Hearing on exclusion of Parcel 100-90 within the City of West Hollywood, from the West Hollywood and Sherman Sewer Maintenance District (3). ADOPT RESOLUTION ORDERING EXCLUSION ON PARCEL 100-90 AND THE CONTINUANCE AND REESTABLISHING OF THE HOLLYWOOD AND SHERMAN SEWER MAINTENANCE DISTRICT

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**06-21-90.1.17 32 17.**

Hearing on special assessment for the maintenance, repair and improvement of the works, systems and facilities of County Improvement No. 2629R2 for Fiscal Year 1990-91, Malibu (4). ADOPT RESOLUTION CONFIRMING ASSESSMENT FOR THE MAINTENANCE, REPAIR AND IMPROVEMENT OF THE WORKS, SYSTEMS AND FACILITIES OF C.I. NO. 2629 FOR FISCAL YEAR 1990-91

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**06-21-90.1.18 33 18.**

Hearing on proposed establishment of the Slauson Avenue Underground Utility District (2). ADOPT RESOLUTION ESTABLISHING THE SLAUSON AVENUE UNDERGROUND UTILITY DISTRICT, AND ADOPT ORDINANCE NO. 90-0085

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**06-21-90.1.19 4 19.**

Hearing on proposed amendments to the County Code, Title 21 - Subdivision and Title 22 - Zoning, relating to the establishment of uniform standards for notification for specified types of subdivision and zoning cases.  
CONTINUE TO JULY 12, 1990 AT 9:30 O'CLOCK A.M.

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**06-21-90.1.20 5 20.**

De novo hearing on Conditional Use Permit Case No. 88-533-(5), to allow development of 108 single family residential lots located adjacent to Sagecrest Circle, south of Pico Canyon Road and west of the Golden State Freeway (I-5), Newhall Zoned District, applied for by Larwin Construction Company. (Appeal from Regional Planning Commission's approval) CONTINUE TO JULY 12, 1990 AT 9:30 O'CLOCK A.M. (Relates to Agenda No. 21)

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**06-21-90.1.21 5 21.**

Hearing on Tentative Tract Map Case No. 45308-(5), to allow development of 108 single family residential lots located adjacent to Sagecrest Circle south of Pico Canyon Road and west of the Golden State Freeway (I-5), Newhall Zoned District, applied for by Sikand Engineering. (Appeal from Regional Planning Commission's approval) CONTINUE TO JULY 12, 1990 AT 9:30 O'CLOCK A.M. (Relates to Agenda No. 20)

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**06-21-90.1.22 22 22.**

Hearing on Zone Change Case No. 90-060-(2), from C-3 to CPD, to permit C-1 uses subject to future development permits located on the southerly corner of the five point intersection of La Brea Avenue and Overhill Drive, View Park Zoned District, petitioned by the Regional Planning Commission:  
CONTINUE TO JULY 12, 1990 AT 9:30 O'CLOCK A.M.

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**06-21-90.1.23 23 23.**

Hearing on Zone Change Case No. 89-236-(4), from R-1-1 to R-1-15,000, to develop six single family residences on 3.3 acres located at the southeast corner of Kanan Dume Road and Galahad Drive, The Malibu Zoned District, petitioned by Pacific World Development. APPROVE AND CERTIFY COMPLETION

OF NEGATIVE DECLARATION AND DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH GENERAL PLAN; ADOPT CHANGE OF ZONE RECOMMENDATIONS OF REGIONAL PLANNING COMMISSION AND ADOPT ORDINANCE NO. 90-0080Z

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**06-21-90.1.24 20 24.**

De novo hearing on Conditional Use Permit Case No. 88-504-(5) and Oak Tree Permit Case No. 88-504-(5), to allow development of 16 residential lots and one street lot and the removal of 43 oak trees located on the northerly side of Mureau Road, 350 feet west of Round Meadow Road, The Malibu Zoned District, applied for by Mureau Land Corporation. (Appeal from Regional Planning Commission's denial) DECLARE INTENT TO APPROVE AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS INCLUDING THE CONDITIONS AGREED TO WITH THE HOMEOWNERS ASSOCIATION AND THE CONSERVANCY, AS WELL AS ANY CONDITIONS RECOMMENDED BY THE COUNTY SUBDIVISION COMMITTEE (Relates to Agenda No. 25)

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**06-21-90.1.25 20 25.**

Hearing on Tentative Tract Map Case No. 46882-(5), to create 17 lots (16 residential and one street lot) located on the northerly side of Mureau Road, 350 feet west of Round Meadow Road, The Malibu Zoned District, applied for by Mureau Land Company. (Appeal from Regional Planning Commission's denial) DECLARE INTENT TO APPROVE REVISED MAP AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS INCLUDING THE CONDITIONS AGREED TO WITH THE HOMEOWNERS ASSOCIATION AND THE CONSERVANCY, AS WELL AS ANY CONDITIONS RECOMMENDED BY THE COUNTY SUBDIVISION COMMITTEE (Relates to Agenda No. 24)

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**06-21-90.1.26 34 26.**

Hearing on Plot Plan No. 36959-(4), to request a 20 foot front yard modification bounded by two private streets: Sweetwater Canyon Drive on the north and Beckledge Terrace on the south; and to allow a 9'4" high retaining wall parallel to and 3' from the Beckledge Terrace right-of-way, but 21' from the traveled roadway; two retaining walls varying in height from 9'4" to 42" located on each side of the aforementioned wall extending 21' into the unused portion of the Beckledge right-of-way, Malibu Zoned District, applied for by Dr. J. Alan Jensen. (Appeal from Regional Planning Commission's denial) CONTINUE TO JULY 12, 1990 AT 9:30 O'CLOCK

A.M.

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**06-21-90.1.27 6 27.**

Hearing on Tentative Tract Map Case No. 47876-(5), to create five single family residence lots on 1.37 acres of land located on the north side of Calaveras Street, east of Santa Anita Avenue, Altadena Zoned District, applied for by Loren Phillips and Associates. (Appeal from Regional Planning Commission's denial) CONTINUE TO JULY 12, 1990 AT 9:30 O'CLOCK A.M.

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**06-21-90.1.28 18 28.**

Hearing on Zone Change Case No. 88-556-(5), from A-1-20,000 to R-3-13U-DP, to develop 59 condominium units located on the south side of Parker Road, 900 feet west of the Golden State Freeway, Castaic Canyon Zoned District, petitioned by Al Mozafar: CONTINUE TO JULY 12, 1990 AT 9:30 O'CLOCK A.M.

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**06-21-90.1.29 24 29.**

Hearing on Zone Change and Local Plan Amendment Case No. 85-526-(5), from A-2-5 and C-3 to C-M-DP, for a phased development of 1,004 unit mini-storage complex with a two-story 1,520 square foot managers unit/office and ancillary two-car garage on 6.3 net acres; and an amendment to the Land Use Policy Map of the Santa Clarita Valley Area Plan from W/S and SEA to Commercial located on the north side of Magic Mountain Parkway, west of Valencia Boulevard, Newhall Zoned District, petitioned by Valencia Company. APPROVE AND CERTIFY COMPLETION OF NEGATIVE DECLARATION AND DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH GENERAL PLAN AND THAT THE PROPOSED PLAN AMENDMENT DOES NOT AFFECT THE INTERNAL CONSISTENCY OF THE LOS ANGELES COUNTY GENERAL PLAN, INCLUDING ITS AREAWIDE COMMUNITY PLAN ELEMENTS; ADOPT CHANGE OF ZONE AND ADOPT RESOLUTION APPROVING PLAN AMENDMENT AND ADOPT ORDINANCE NO. 90-0081Z

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**06-21-90.1.30 7 30.**

Hearing on Zone Change Case No. 83-088-(5), from A-2-5 to RPD-5,000-10U,



RPD-5,000-26U and RPD-5,000-32U, to develop a total of 929 dwelling units, including 396 units to be reserved for low/moderate income households located west of The Old Road and north of Pico Canyon Road, Newhall Zoned District, petitioned by Dale Poe Development Corporation. CONTINUE TO JULY 12, 1990 AT 9:30 O'CLOCK A.M.

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**06-21-90.1.31 17 31.**

De novo hearing on Conditional Use Permit Case No. 87-291-(4) and Oak Tree Permit Case No. 87-291-(4), to allow development of 62 single family residential lots, a golf course, a clubhouse, restaurant, pro shop, pool, tennis courts and the removal of 57 oak trees located inland from Lechuza Point, approximately 2,000 feet north of Pacific Coast Highway, and having a frontage of approximately 1,200 feet along the east side of Encinal Canyon Road, The Malibu Zoned District, applied for by Anden/VMS Rancho Malibu Venture. (Appeal from Regional Planning Commission's denial) DECLARE INTENT TO APPROVE FOR 69 RESIDENTIAL LOTS TO ADDITIONAL CONDITIONS AND INSTRUCT COUNTY COUNSEL TO PREPARE APPROPRIATE ENVIRONMENTAL DOCUMENTATION AND FINDINGS AND CONDITIONS (Relates to Agenda No. 32) (Supervisor Edelman voted no on this action)

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**06-21-90.1.32 17 32.**

Hearing on Tentative Tract Map Case No. 46277-(4), to subdivide 270 acres into 62 single family lots, five golf course lots, one public facility lot, and one open space lot located inland from Lechuza Point, approximately 2,000 feet north of Pacific Coast Highway, and having a frontage of approximately 1,200 feet along the east side of Encinal Canyon Road, The Malibu Zoned District, applied for by Anden/VMS Malibu Venture. (Appeal from Regional Planning Commission's denial) DECLARE INTENT TO APPROVE FOR 69 RESIDENTIAL LOTS SUBJECT TO ADDITIONAL CONDITIONS AND INSTRUCT COUNTY COUNSEL TO PREPARE APPROPRIATE ENVIRONMENTAL DOCUMENTATION AND FINDINGS AND CONDITIONS (Relates to Agenda No. 31) (Supervisor Edelman voted no on this action)

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**06-21-90.1.33 25 33.**

Hearing on Zone Change Case No. 89-467-(5), from A-2-5 to C-2-DP, to construct an office and commercial center on 6.2 acres located on the westerly side of The Old Road and approximately 140 feet southerly of Villa Canyon Road, Newhall Zoned District, petitioned by Valencia Company.

APPROVE AND CERTIFY COMPLETION OF NEGATIVE DECLARATION AND DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH GENERAL PLAN; ADOPT CHANGE OF ZONE RECOMMENDATIONS OF REGIONAL PLANNING COMMISSION AND ADOPT ORDINANCE NO. 90-0082Z

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**06-21-90.1.34 8 34.**

Hearing on Zone Change and Local Plan Amendment Case No. 86-296-(5), from R-R-1 to R-R-6,000 to allow development of fifteen single family residential lots and an equestrian facility located at the convergence of Paiute and Crags Drive, The Malibu Zoned District, petitioned by Malibu Ranchos, Inc. CONTINUE TO AUGUST 2, 1990 AT 9:30 O'CLOCK A.M. (Relates to Agenda No. 35)

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**06-21-90.1.35 8 35.**

De novo hearing on Conditional Use Permit Case No. 86-296-(5), Oak Tree Permit Case No. 86-296-(5), and Animal Permit Case No. 86-296-(5), to allow development of 15 residential lots and an equestrian facility for homeowners on 4.64 acres located at the convergence of Paiute Drive and Crags Drive, The Malibu Zoned District, applied for by Malibu Ranchos., Inc. (Appeal from Regional Planning Commission's approval) CONTINUE TO AUGUST 2, 1990 AT 9:30 O'CLOCK A.M. (Relates to Agenda No. 34)

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**06-21-90.1.36 9 36.**

Hearing on Zone Change Case No. 89-519-(5), from CPD to R-1-1, to allow development of seven single family residential lots located north of Piuma Road, southeast of Cold Canyon Road and west of Woodbluff Road, The Malibu Zoned District, petitioned by the Regional Planning Commission. CONTINUE TO JULY 12, 1990 AT 9:30 O'CLOCK A.M.

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**06-21-90.1.37 19 37.**

Hearing on appeal of David Breier from Regional Planning Commission's recommendation for denial of Development Agreement No. 87-335-(5), to develop a 4,378 unit residential project, supporting commercial, public

uses and facilities on 3,057 acres located westerly of the Golden State Fwy. and northerly of Pico Canyon Road, Newhall Zoned District, applied for by Dale Poe Development Corp. DECLARE INTENT TO APPROVE; INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND ORDINANCE AND INSTRUCT CHAIRMAN TO SIGN DEVELOPMENT AGREEMENT WHEN ORDINANCE TAKES EFFECT

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**06-21-90.1.38 35**

On motions duly seconded and unanimously carried, the meeting was adjourned in memory of the following person:

Motion by:

Name of Deceased:

Supervisor Antonovich

Assemblyman Eric Seastrand

Meeting adjourned (Following Board Order No. 35).

Next meeting of the Board: Adjourned Regular Meeting on  
June 19, 1990 to be held on June 21, 1990 at 2:30 o'clock p.m.  
at 9:30 o'clock a.m.

The foregoing is a fair statement of the proceedings of the meeting held June 21, 1990, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

MONTEILH

Officer-Clerk

Supervisors

LARRY J.

Executive

of the Board of

By

CARMEN CALHOUN  
Head Board

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Clerk